



**CITY OF NEWPORT BEACH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING DIVISION**

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3275

**GRADING / DRAINAGE  
DEWATERING SYSTEM  
PLAN REVIEW COMMENTS**

Project  
Description:

**Project Address:**

**Plan Check No.:**

Permit App. Date:

Permit App. Expires:

CY Cut/Fill:

Permit Valuation:

Adjusted Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

**Plan Check  
Engineer:**

**Phone:**

**Engineer email:**

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1<sup>st</sup> Review: (date)

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2<sup>nd</sup> Review:

*Italic comments*

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3<sup>rd</sup> Review:

**By Appointment**

**The project plans were reviewed for compliance with the following codes and standards:**

2010 CBC; 2010 CPC; 2010 California Green Building Standards Code (CALGreen); & Chapter 15 of the Newport Beach Municipal Code (NBMC).

**The code section references are from the 2010 CBC, unless otherwise stated.**

- **TO EXPEDITE PROJECT APPROVAL:** Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- **AFTER 2<sup>nd</sup> PLAN REVIEW:** Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at [www.newportbeachca.gov](http://www.newportbeachca.gov). Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-644-3288 during business hours.

## **DEWATERING SYSTEM PLAN REVIEW COMMENTS:**

1. Provide the following information on dewatering drawings:
  - a. Well or well point locations.
  - b. Pipe system layout (including valve locations).
  - c. Primary power source. If a generator is used for primary power supply, write a note on drawings stating maximum noise level from proposed generator not to exceed 50 dba on adjoining property.
  - d. Back-up power supply (if any).
  - e. Location of desanding tank.
  - f. Location of property lines and excavation limits.
  - g. Depth of wells or well points (reference to sea level or other datum).
  - h. Diameter of borehole.
  - i. The type of filter media used around wells or well points. Provide sieve analysis graph.
  - j. Size of wellscreen openings (slots) and location of screened portion of well or well point.
  - k. Soil permeability. Dewatering is required during excavation, soil investigation to include boring(s) to a depth of 20' below bottom of proposed excavation for sieve analysis to determine soils permeability.
  - l. Discharge termination point.
  - m. Water meter to measure flow.
  - n. Anticipated draw-down elevation.
  - o. Depth of deepest excavation.
  - p. Method of well removal and abandonment.
2. If a well point system is used, provide noise calculation using ARI method to verify noise level from pump not to exceed 50 dba at adjacent property.
3. Public Works approval is required for discharge into storm drain or public way.
4. Provide evidence of approval from State Regional Water Quality Control Board for disposal of ground water.